

# City of New Haven

165 Church Street  
New Haven, CT 06510  
(203) 946-6483 (phone)  
(203) 946-7476 (fax)  
cityofnewhaven.com



## Meeting Agenda

Wednesday, February 18, 2026

6:00 PM

Meeting can be viewed on Board of Alders YouTube.

Board of Alders Chamber

**Community Development Committee**

[Board of Alders- New Haven Notice] The Community Development Committee will meet in-person at 6:00 PM on Wednesday, February 18, 2026, in the Board of Alders Chamber located at 165 Church Street New Haven, 2nd Floor, to hear and act upon the following items:

[LM-2026-0007](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

[LM-2026-0009](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

These items are on file and available for public inspection in the Office of Legislative Services. 165 Church Street, New Haven. Per order: Hon. Carmen Rodriguez, Chair: Attest: Hon. Michael Smart, City Clerk.

If you need an accessibility related accommodation, please contact (203) 946 - 7651 (voice) or (203) 946-8582 (TTY). In accordance with the City of New Haven Covid-19 guidelines, masks are now optional.

Public may send comments to [publictestimony@newhavenct.gov](mailto:publictestimony@newhavenct.gov).



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## Text File

File Number: LM-2026-0007

**Agenda Date:**

**Version:** 1

**Status:** In Committee

**In Control:** Community Development Committee

**File Type:** Order

**Agenda Number:**

WHEREAS, those properties known as 510 Grand Avenue, New Haven, Connecticut and 510A Grand Avenue, New Haven, Connecticut (together the “English Station Parcels”) collectively make up the approximate 8.6-acre site of the former English Station power plant situated in the Mill River (the “Site”); and

WHEREAS, in July 2025, the City of New Haven (the “City”) announced its intention to transform the Site into a park, containing a public pool and various other outdoor recreational facilities, and expanded river access (the “Proposed Park”); and

WHEREAS, in order to create the Proposed Park, it is necessary for the City to acquire the English Station Parcels.

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the Mayor of the City of the City of New Haven (the “Mayor”) and/or the Mayor’s designee or designees are hereby authorized to enter into negotiations with the owners of the English Station Parcels and, in the event of successful negotiations, to accept deeds conveying to the City a good and marketable fee simple title to the English Station Parcels in exchange for the negotiated compensation (a “Conveyance”) and the Mayor is hereby authorized to execute and deliver such other documentation as may be necessary or usual in order to complete such Conveyance; and

BE IT FURTHER ORDERED that if it is not possible to negotiate the terms and conditions of a mutually acceptable Conveyance with the owners of the English Station Parcels, then the Mayor is hereby authorized to direct the filing of eminent domain proceedings by the City in order to obtain fee simple title to the English Station Parcels, in accordance with the authority granted by, and the requirements set forth in, the City of New Haven’s Charter and the Connecticut General Statutes.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO

THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation (if applicable)

**IN ADDITION [IF A GRANT]:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** January 9, 2026

**Meeting Submitted For:** January 20, 2026

**Regular or Suspension Agenda:** Regular

**Submitted By:** Michael Piscitelli, EDA

**Title of Legislation:**

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

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**Comments:** Legistar File ID: LM-2026-0007,

**Coordinator's Signature:** MPL

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

Call (203) 927-0802 or email [aguzhnay@newhavenct.gov](mailto:aguzhnay@newhavenct.gov) with any questions.

**\*\*PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED\*\***

**\*\*\* SUSPENSION AGENDA ITEMS MUST BE DISCUSSED WITH PRESIDENT OF BOA\*\*\***



Justin Elicker  
Mayor

**City of New Haven**  
**Office of the Economic Development Administrator**  
**165 Church Street**  
**New Haven, Connecticut 06510**



Michael Piscitelli, AICP  
Economic Development  
Administrator

January 9, 2026

The Honorable Tyisha Walker-Myers  
President  
New Haven Board of Alders  
165 Church Street  
New Haven, CT 06510

**RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN**

Dear President Walker-Myers,

Thank you for your consideration of the above-referenced Order which, if approved, will enable the City of New Haven (the “City”) to acquire 510 and 510A Grand Avenue (the “Site”). The Site is approximately 8.6-acres and home of the vacant English Station power plant. The acquisition, if approved, will enable the City to build a new public park on the Site (the “Park at Mill River”).

The new Park at Mill River will feature the City’s first outdoor public swimming and aquatics facility as well as new opportunities for active and passive outdoor recreation in an unparallel coastal environment. Situated in the middle of the Mill River, the Site affords views of the Pearl Harbor Memorial “Q” Bridge as well as the City’s skyline and surrounding neighborhoods. Conceptual plans are taking into consideration the needs of the City’s park system, including opportunities for more active recreation, gathering spaces and access to the water itself in the form of a kayaking facility.

Further guidance on the planning for the Park at Mill River can be found in Vision 2034, the City’s new Comprehensive Plan, which states that “..access to green spaces enhances mental and physical health, encourages recreation and social interaction, and strengthens community cohesion ... [contributing] to a more livable, equitable and sustainable City.” Likewise, one of the key goals of the Connecticut Coastal Area Management Act is to improve public access to Connecticut’s coast in part through open space and resilience. Plans for the new Park at Mill River have been introduced at two community meetings held in 2025. More detailed designs will be shared at the next community meeting, which is scheduled for January 15, 2026. City staff looks forward to sharing these designs at the Board’s future committee hearing on this Order.

English Station, page 2

Also at the committee hearing, City staff will present the acquisition process, including a status report on negotiations with the current property owners. Funding for the acquisition is anticipated to come out of a Connecticut Department of Economic and Community Development Urban Act grant, which was awarded to the City for Mill River district initiatives, and accepted by the Board of Alders on September 3, 2024.

Please consider this Order in the context of the remediation of English Station and the broader revitalization of the Mill River neighborhood. The Site is home to a dormant power plant, which has not been used since 1992 and has not been remediated to the standards set forth in a partial consent order entered into by the United Illuminating Company (“UI”) and the State of Connecticut (the “State”) since 2015. Delays in the remediation process have led to a highly contentious dispute between UI and the State, which remains unresolved as of this writing. As we enter 2026, however, there is reason to believe that various legal disputes will be decided either in State court(s) or in various administrative proceedings and this presents the City with a moment-in-time to shape the future of the Site and to deliver a generational asset for our community.

Thank you for your careful review and consideration. If you should have any questions or concerns regarding plans for the acquisition of the Site or planning for the Park at Mill River, please do not hesitate to call me at (203) 946-2867.

Sincerely,



Michael Piscitelli, AICP  
Economic Development Administrator

enclosures

cc: Justin Elicker, Mayor  
Alex Guzhnay, Legislative Liaison to the Board of Alders  
Max Webster, Parks Director  
file

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

..body

WHEREAS, those properties known as 510 Grand Avenue, New Haven, Connecticut and 510A Grand Avenue, New Haven, Connecticut (together the “English Station Parcels”) collectively make up the approximate 8.6-acre site of the former English Station power plant situated in the Mill River (the “Site”); and

WHEREAS, in July 2025, the City of New Haven (the “City”) announced its intention to transform the Site into a park, containing a public pool and various other outdoor recreational facilities, and expanded river access (the “Proposed Park”); and

WHEREAS, in order to create the Proposed Park, it is necessary for the City to acquire the English Station Parcels.

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the Mayor of the City of the City of New Haven (the “Mayor”) and/or the Mayor’s designee or designees are hereby authorized to enter into negotiations with the owners of the English Station Parcels and, in the event of successful negotiations, to accept deeds conveying to the City a good and marketable fee simple title to the English Station Parcels in exchange for the negotiated compensation (a “Conveyance”) and the Mayor is hereby authorized to execute and deliver such other documentation as may be necessary or usual in order to complete such Conveyance; and

BE IT FURTHER ORDERED that if it is not possible to negotiate the terms and conditions of a mutually acceptable Conveyance with the owners of the English Station Parcels, then the Mayor is hereby authorized to direct the filing of eminent domain proceedings by the City in order to obtain fee simple title to the English Station Parcels, in accordance with the authority granted by, and the requirements set forth in, the City of New Haven’s Charter and the Connecticut General Statutes.

**PRIOR NOTIFICATION FORM**

**NOTICE OF MATTER TO BE SUBMITTED TO  
THE BOARD OF ALDERS**

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **January 9, 2026**

FROM: Department/Office **Economic Development Administrator**  
Person **Michael Piscitell** Telephone **203/946-2867**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

Check one if this an appointment to a Board or Commission:

- Democrat
- Republican
- Unaffiliated/Independent/Other \_\_\_\_\_

**INSTRUCTIONS TO DEPARTMENTS**

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

**FISCAL IMPACT STATEMENT**

**DATE:** January 9, 2026  
**FROM (Dept.):** Economic Development Administrator  
**CONTACT:** Michael Piscitelli, EDA **PHONE** (203) 946-2867

**SUBMISSION ITEM (Title of Legislation):**

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN

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**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
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**A. Personnel**

- 1. Initial start up
- 2. One-time
- 3. Annual

**B. Non-personnel**

- 1. Initial start up
- 2. One-time
- 3. Annual

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO   
YES

- 1. One-time
- 2. Annual

**Other Comments:** The City is currently in active negotiations with the owner(s) of 510 and 510A Grand Avenue and will provide an update on the status of negotiations concerning the acquisition as well as the status of the remediation of the Site and plans for the future public park at the committee hearing.



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## Text File

File Number: LM-2026-0009

**Agenda Date:**

**Version:** 1

**Status:** In Committee

**In Control:** Community Development Committee

**File Type:** Order

**Agenda Number:**

WHEREAS, the Housing Authority of New Haven/Elm City Communities (“ECC”) ECC was the recipient of a United States Department of Housing and Urban Development (“HUD”) Choice Neighborhood Planning Grant for the planning for the redevelopment of the former Church Street South properties (the “Site”), and, working with the City of New Haven (“City”) and neighborhood groups, has created a Transformation Plan (the “Transformation Plan”) for the redevelopment of the Site; and

WHEREAS, HUD administers the Choice Neighborhoods Initiative to support the transformation of distressed neighborhoods into sustainable, mixed-income communities; and

WHEREAS, the Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity; and

WHEREAS, the City, in particular, the Site and the surrounding areas, suffer from aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options; and

WHEREAS, HUD is making competitive grants available under authorized funding through its Choice Neighborhoods Initiative program which would enable the implementation of an initial phase of the Transformation Plan (the “CNI Grant”); and

WHEREAS, the City and ECC have elected to partner and to serve as co-applicants to pursue a CNI Grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Site; and

WHEREAS, ECC will serve as the Lead Applicant for the HUD CNI Grant; and

WHEREAS, the City of New Haven will serve as a Co-Applicant in partnership with ECC; and

WHEREAS, a Memorandum of Understanding (MOU) will clearly define the roles and responsibilities of Elm City Communities (Lead Applicant) and the City of New Haven (Co-Applicant) as required by HUD.

NOW THEREFORE BE IT ORDERED by the Board of Alders that the City of New Haven is hereby authorized to apply for and accept a grant in an amount not to exceed Twenty-Six Million Dollars and Zero Cents (\$26,000,000.00) or any lesser amount as may be awarded by HUD; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven (the “Mayor”) is hereby authorized, to act as the City’s authorized representative to execute and file a grant application with the HUD and provide such additional information as may be required by HUD in connection with the City’s grant application; and

BE IT FURTHER RESOLVED THAT the Mayor is authorized to enter into and to execute and deliver a grant agreement and is further authorized to execute and deliver any other documents or instruments as may be required by HUD or as may be necessary expedient to effectuate the City’s application for and acceptance of the grant, and to execute and deliver any multiyear

memorandum of understanding, amendments and revisions to such documentation as may be required by HUD with respect thereto, which documentation may include an indemnity of HUD by the City.

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

## CHECK LIST FOR ALDERMANIC SUBMISSIONS

<b>X</b>	Cover Letter
<b>X</b>	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
<b>X</b>	Prior Notification Form
<b>X</b>	Fiscal Impact Statement - Should include comprehensive budget
<b>X</b>	Supporting Documentation (if applicable)

### IN ADDITION [IF A GRANT]:

<b>X</b>	Notice of Intent
<b>X</b>	Grant Summary
<b>X</b>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: January 14, 2026

Meeting Submitted For: January 20, 2026

Regular or Suspension Agenda: Regular

Submitted By: Arlevia T. Samuel, Deputy EDA

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

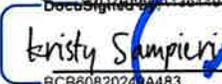
Comments: Legistar File ID: LM-2026-0009

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Coordinator's Signature: 

Controller's Signature (if grant): 

Mayor's Office Signature: 

Call (203) 927-0802 or email [aguzman@newhavenct.gov](mailto:aguzman@newhavenct.gov) with any questions.

\*\*PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED\*\*



Arlevia T. Samuel,  
Deputy, Economic  
Development  
Administrator

**City of New Haven**  
**Economic Development**  
**HOUSING ADMINISTRATION AND DEVELOPMENT**  
**165 Church Street**  
**New Haven, Connecticut 06510**



January 8, 2026

Honorable Tyisha Walker-Myers  
President - Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

**Re: ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH**

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution authorizing the application for and acceptance of an implementation grant between the City of New Haven, Elm City Communities and the United States Department of Housing and Urban Development (HUD) under the Choice Neighborhood Implementation grant for Union Square f/k/a Church Street South project. This up to \$26 million grant request aims to assist in the implementation to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity.

The Memorandum Of Understanding (MOU) affirms our commitment to collaborate with the designated People Partner to ensure full integration of Housing, People, and Neighborhood strategies in accordance with HUD requirements to implement the Transformation Plan as developed under the earlier Choice Neighborhoods Initiative planning grant.

The City recognizes aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options have created significant challenges for the City of New Haven and Elm City Communities in meeting the needs of residents.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-6437.

Respectfully submitted,

Arlevia T. Samuel

Deputy, Economic Development Administrator  
Housing Administration and Development

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

..body

WHEREAS, the Housing Authority of New Haven/Elm City Communities (“ECC”) ECC was the recipient of a United States Department of Housing and Urban Development (“HUD”) Choice Neighborhood Planning Grant for the planning for the redevelopment of the former Church Street South properties (the “Site”), and, working with the City of New Haven (“City”) and neighborhood groups, has created a Transformation Plan (the “Transformation Plan”) for the redevelopment of the Site; and

WHEREAS, HUD administers the Choice Neighborhoods Initiative to support the transformation of distressed neighborhoods into sustainable, mixed-income communities; and

WHEREAS, the Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity; and

WHEREAS, the City, in particular, the Site and the surrounding areas, suffer from aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options; and

WHEREAS, HUD is making competitive grants available under authorized funding through its Choice Neighborhoods Initiative program which would enable the implementation of an initial phase of the Transformation Plan (the “CNI Grant”); and

WHEREAS, the City and ECC have elected to partner and to serve as co-applicants to pursue a CNI Grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Site; and

WHEREAS, ECC will serve as the Lead Applicant for the HUD CNI Grant; and

WHEREAS, the City of New Haven will serve as a Co-Applicant in partnership with ECC; and

WHEREAS, a Memorandum of Understanding (MOU) will clearly define the roles and responsibilities of Elm City Communities (Lead Applicant) and the City of New Haven (Co-Applicant) as required by HUD.

NOW THEREFORE BE IT ORDERED by the Board of Alders that the City of New Haven is hereby authorized to apply for and accept a grant in an amount not to exceed Twenty-Six Million Dollars and Zero Cents (\$26,000,000.00) or any lesser amount as may be awarded by HUD; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven (the “Mayor”) is hereby authorized, to act as the City’s authorized representative to execute and file a grant application with the HUD and provide such additional information as may be required by HUD in connection with the City’s grant application; and

BE IT FURTHER RESOLVED THAT the Mayor is authorized to enter into and to execute and deliver a grant agreement and is further authorized to execute and deliver any other documents or instruments as may be required by HUD or as may be necessary expedient to effectuate the City’s application for and acceptance of the grant, and to execute and deliver any multiyear memorandum of understanding, amendments and revisions to such documentation as may be required by HUD with respect thereto, which documentation may include an indemnity of HUD by the City.

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS**

TO (list applicable alders of):

Alder Carmen Rodriguez

**WARD #6**

DATE: **JANUARY 8, 2026**

FROM: Department/Office ED/HOUSING ADMINISTRATION & DEVELOPMENT  
Person Cathy Schroeter Telephone 203/946-8274

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other \_\_\_\_\_

### **INSTRUCTIONS TO DEPARTMENTS**

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

**FISCAL IMPACT STATEMENT**

**DATE:** JANUARY 8, 2026  
**FROM (Dept.):** ECONOMIC DEVELOPMENT  
**CONTACT:** Cathy Schroeter (ccarbona@newhavenct.gov) **PHONE** (203) 946-8274

**SUBMISSION ITEM (Title of Legislation):**

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	<b>GENERAL</b>	<b>SPECIAL</b>	<b>BOND</b>	<b>CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE</b>
<b>A. Personnel</b>	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	
<b>B. Non-personnel</b>	\$0	\$0	\$	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$1,300,000	CP Housing Dev FY28 and/or Other*
3. Annual	\$0	\$0	\$0	

**\*Comments:** Match 5% of award by end of grant period to the project or surrounding area. Match will be non-federal and can be program, development, services in nature.

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

1. One-time                   \$  
2. Annual                       \$

**Other Comments:** This one-time grant from HUD provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety based on the CNI Planning grant. Only municipalities and housing agencies that receive CNI Planning

grant are eligible. Elm City Communities (ECC) will be the fiscal agent on this grant as Lead Applicant.

**NOTICE OF INTENT**

**NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:**

MARCH 2026

**PROGRAM NAME: CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT**

**NEW**                       **CONTINUATION**  
**(Check One of the Above)**

**FUNDING LEVEL AVAILABLE TO PROJECT:**    \$26,000,000

**FUNDING SOURCE:** UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**PURPOSE OF PROGRAM:** AFFORDABLE HOUSING

**BRIEF SUMMARY OF CITY'S PROPOSAL:**

Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity at Union Square site fka Church Street South; and

**MATCH REQUIREMENT FROM GENERAL FUND (if any):** None

**ALLOWABLE INDIRECT COST:**    None

**DEPARTMENT SUBMITTING APPLICATION:** Office of Economic Development in partnership with Elm City Communities

**CONTACT PERSON:**                      Arlevia T. Samuel, Deputy EDA  
[asamuel@newhavenct.gov](mailto:asamuel@newhavenct.gov) (203) 946-6437  
or  
Cathy Schroeter, Deputy Admin Services  
[ccarbona@newhavenct.gov](mailto:ccarbona@newhavenct.gov)

**DATE:** January 8, 2026

**GRANT SUMMARY**

<b>Grant Title:</b>	Choice Neighborhood Implementation Grant
<b>MUNIS #:</b>	<b>TBD</b>
<b>City Department:</b>	Economic Development – Housing Administration and Development Division
<b>City Contact Person &amp; Phone:</b>	Arlevia T. Samuel, Deputy Administrator 203-946-6437
<b>Funding Level:</b>	Up to \$26m
<b>Funding Period:</b>	TBD
<b>Funding Source:</b>	United States Housing And Urban Development
<b>Funding Source Contact Person &amp; Phone</b>	TBD
<b>Purpose of Program:</b>	Implementation Grant
<b>Personnel (salary):</b>	None
<b>Personnel (Worker’s Comp):</b>	None
<b>Personnel (Med. Benefit):</b>	None
<b>Non-Personnel (total):</b>	None
<b>Non-Personnel (M &amp; U):</b>	None
<b>New or Renewal?</b>	New
<b>Limits on spending (e.g., Admin. Cap)?</b>	N/A
<b>Reporting requirements: Fiscal</b>	Quarterly
<b>Reporting requirements: Programmatic</b>	Quarterly
<b>Due date of first report:</b>	TBD
<b>Audit Requirements:</b>	Single



*Arlevia T.  
Samuel, Deputy,  
Economic  
Development  
Administrator*

**City of New Haven**  
**Economic Development**  
**HOUSING ADMINISTRATION AND DEVELOPMENT**  
**165 Church Street**  
**New Haven, Connecticut 06510**



## **EXECUTIVE SUMMARY**

**Grant Name:** Choice Neighborhoods Implementation

**Department:** Economic Development

**Date:** January 13, 2026

**Funding Request:** Up to **\$26,000,000**

The Housing Authority of New Haven/Elm City Communities (“ECC”) previously received a United States Department of Housing and Urban Development (“HUD”) Choice Neighborhood Planning Grant to develop a comprehensive Transformation Plan for the redevelopment of the former Church Street South properties (the “Site”). Working collaboratively with the City of New Haven (“City”) and neighborhood stakeholders, ECC has finalized this plan to guide revitalization efforts.

The Choice Neighborhoods Implementation Grant (CNI Grant) provides critical funding to:

- Replace distressed public and assisted housing with high-quality, mixed-income housing.
- Improve outcomes for residents in areas such as education, employment, and health.
- Create conditions that foster public safety, quality education, and economic opportunity.

The City and surrounding neighborhoods face significant challenges, including aging public housing stock, escalating construction costs, and growing demand for safe, affordable housing. HUD’s competitive CNI Grant program offers an opportunity to address these challenges by implementing the initial phase of the Transformation Plan.

ECC will serve as Lead Applicant, with the City of New Haven as Co-Applicant, in a strategic partnership to pursue this funding. Together, they aim to transform the Site and surrounding community into a vibrant, sustainable neighborhood that promotes equity and opportunity. ECC will also act as the fiscal agent for this grant, ensuring proper financial management and compliance with HUD requirements.

**CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT**

Joint Submission Packet

City of New Haven & Housing Authority of the City of New Haven (d/b/a Elm City Communities)

Date: \_\_\_\_\_, 2026

**[Joint Cover Memorandum]**

To: United States Department of Housing and Urban Development (HUD)

From: Justin Elicker, Mayor, City of New Haven, Connecticut

Shenae Draughn, President, Housing Authority of the City of New Haven  
(d/b/a Elm City Communities)

Date: \_\_\_\_\_, 2026

Subject: Memorandum of Understanding and Authorizing Resolutions – Choice  
Neighborhoods Implementation (CNI) Grant

On behalf of the City of New Haven (“City”) and the Housing Authority of the City of New Haven (d/b/a Elm City Communities) (“ECC”), we are pleased to submit the enclosed Memorandum of Understanding (“MOU”) designating ECC as the lead applicant and the City as co-applicant for the Choice Neighborhoods Implementation grant (“CNI Grant”).

This MOU sets forth the roles and responsibilities of the parties, including ECC’s leadership of the Housing workstream, the City’s leadership of the Neighborhood workstream, and the Parties’ shared coordination of land use, zoning, and infrastructure matters, along with joint decision-making on governance, budget, and all major programmatic and financial matters. The MOU also affirms our commitment to collaborate with the designated People Partner to ensure full integration of Housing, People, and Neighborhood strategies in accordance with HUD requirements in order to implement the Transformation Plan as developed under the earlier Choice Neighborhoods Initiative planning grant.

In addition to the MOU, we are submitting certified copies of the resolutions adopted by the ECC Board of Commissioners and the New Haven Board of Alders authorizing execution of the MOU and participation in the CNI Grant as co-applicants, with ECC as the lead applicant.

We appreciate HUD’s consideration of this application and look forward to working together to achieve transformational outcomes for residents and the community.

Respectfully submitted,

CITY OF NEW HAVEN

Housing Authority of the City of New  
Haven  
d/b/a Elm City Communities

By: \_\_\_\_\_  
Justin Elicker  
Mayor

By: \_\_\_\_\_  
Shenae Draughn  
President



## MEMORANDUM OF UNDERSTANDING

**THIS MEMORANDUM OF UNDERSTANDING** (the "MOU") is made entered into and made effective this \_\_\_ day of \_\_\_\_\_, 2026 (the "Effective Date"), by and between the **CITY OF NEW HAVEN**, a municipal corporation organized and existing pursuant to the Connecticut General Statutes, with a chief executive office located at 165 Church Street, New Haven, Connecticut 06510 (the "City"), and the **HOUSING AUTHORITY OF THE CITY OF NEW HAVEN** (d/b/a Elm City Communities), with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 ("ECC" and, with the City, the "Parties").

### **RECITALS:**

ECC is the owner of (a) that certain real property and improvements located thereon identified as the Robert T. Wolfe Apartments located at 49 Union Avenue, New Haven, Connecticut, and (b) the real property formerly known as the Church Street South Apartments as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (collectively, the "ECC Property").

The City is the owner of those certain parcels of land identified in Exhibit B attached hereto and incorporated herein by this reference (the "City Property" and, with the ECC Property, the "Property").

ECC was the recipient of a United State Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant for the planning for the redevelopment of the Property, and, working with the City and neighborhood groups, has created a Transformation Plan for the redevelopment of the Property.

The City and ECC have jointly determined to pursue a Choice Neighborhoods Initiative implementation grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Property (the "CNI Grant").

The Parties recognize that the CNI program requires a comprehensive approach to Housing, People, and Neighborhood strategies.

The City and ECC desire to formalize their roles and responsibilities with respect to the CNI Grant and the project(s) contemplated thereby, to ensure successful application, administration, and implementation of the CNI Grant.

The Parties further recognize the need for joint decision-making, accountability, and meaningful resident and stakeholder engagement throughout the CNI Grant implementation process, and desire to set forth the same.

NOW, THEREFORE, the Parties hereby enter into this Memorandum of Understanding ("MOU") and hereby agree as set forth hereinbelow.

## **I. Purpose**

The purpose of this MOU is to set forth the agreement between the Parties regarding their collaboration and shared responsibilities in applying for and administering the CNI Grant. ECC will serve as the lead applicant and the City as the co-applicant for the CNI Grant and will share the obligations and responsibilities with respect to the CNI Grant as set forth hereinbelow.

## **II. Roles and Responsibilities**

The Parties shall have the roles and responsibilities as follows.

### **A. City of New Haven**

The City shall serve as co-applicant for the CNI Grant. If awarded, the City will lead the Neighborhood Workstream, including infrastructure planning, public facilities, public safety improvements, and neighborhood-serving investments. The City, acting through the Economic Development Administration, will also serve as the lead public agency for coordination of Early Action Activities. In addition, the City will participate actively in all housing, neighborhood, and people workstreams, including redevelopment planning, community engagement, and interdepartmental coordination. The City shall also provide timely review and processing of all permit applications consistent with City ordinances and applicable statutory requirements.

### **B. Elm City Communities (ECC)**

ECC shall serve as the lead applicant and primary housing entity. If awarded, ECC will lead the Housing Workstream, including redevelopment, relocation, property management transitions, and compliance activities. ECC will also serve as the fiscal agent for the CNI Grant and administer all grant funds allocated to ECC and its designated development partners. In addition, ECC will lead all housing-related procurement, design, financing, and construction coordination. ECC shall further coordinate closely with the City on all zoning, land use, infrastructure, environmental, and permitting activities that affect the redevelopment.

### **C. Joint Responsibilities**

ECC and the City shall share joint responsibility for governance as described in Exhibit C to this MOU. In addition, they shall share joint responsibility for the following:

1. Land Use, Zoning, and Infrastructure Coordination: ECC and the City shall jointly plan, coordinate, and approve land use strategies, zoning needs, infrastructure design, and public facility improvements needed to support the Transformation Plan. The City shall manage the formal approval processes, while ECC shall lead the technical planning and development requirements.

2. Budget Approval: ECC and the City shall jointly approve the CNI Implementation budget and all modifications thereto.
3. Major Decisions: ECC and the City shall jointly approve all major programmatic, financial, implementation, and development decisions, in support of the Transformation Plan, consistent with the governance structure outlined in Exhibit C. Material deviations from the Transformation Plan shall be jointly approved, consistent with the governance structure outlined in Exhibit C.
4. People Workstream: ECC and the City shall jointly oversee and coordinate with the Community Action Agency, the designated People Partner, on all activities related to the People Workstream.
5. Community Engagement: ECC and the City shall work collaboratively to ensure ongoing, inclusive engagement with residents, neighborhood stakeholders, and community partners.
6. Compliance & Reporting: ECC and the City shall jointly comply with all HUD requirements, including fair housing obligations, Section 3 participation, and all reporting obligations associated with the CNI Grant.

### **III. Site Control**

a. Ownership of City Parcels. The City hereby confirms that it is the fee simple owner of the City Parcels as of the Choice Neighborhoods application due date, and that such ownership constitutes site control, as that term is defined in the Choice Neighborhoods Notice of Funding Opportunity. The City is the co-Applicant for the CNI Grant. The City Parcels are proposed for replacement housing under the Transformation Plan.

b. Duration of Site Control

The City hereby certifies that site control of the City Parcels will be maintained through the later of (i) the end of the Choice Neighborhoods grant term, or (ii) the date on which all replacement housing to be developed on the City Parcels is constructed or rehabilitated, unless otherwise approved by HUD.

c. Permissible Methods of Maintaining Site Control

The City acknowledges that, consistent with the Choice Neighborhoods Notice of Funding Opportunity, site control of the City Parcels may be maintained in one of the following ways, provided that site control remains continuous and vested in an eligible party: (a) the City may retain ownership of the City Parcels and provide site control through a legally binding instrument, including a ground lease or development

agreement, in favor of the Lead Applicant, Co-Applicant (if any), the Housing Implementation Entity, or an entity controlled in whole or in part by the Housing Implementation Entity, or (b) the City may convey, ground lease, or otherwise transfer an interest in one or more of the City Parcels to an entity controlled as a whole or in part by the Housing Implementation Entity, provided that such entity maintains site control for the required duration and that there is no interruption in site control for purposes of HUD compliance.

d. Intended Use

The City affirms that the City Parcels are proposed for use as replacement housing under the Transformation Plan.

**IV. Term**

The term of this MOU shall commence on the Effective Date and shall remain in effect through the later to occur of the following: (i) five years from the Effective Date; or (ii) , if awarded, the expiration date of the CNI Grant. The Parties agree that the terms and obligations of this MOU shall be incorporated into subsequent definitive and binding Agreements, including but not limited to a Cooperation Agreement (“Coop Agreement”) and a Development and Land Disposition Agreement (“DLDA”) (collectively the “Definitive Agreements”) to be approved by the ECC Board of Commissioners and City Board of Alders. .

**V. Scope of Agreement**

This MOU reflects intent to collaborate by the City and ECC and does not create binding legal obligations beyond those identified herein or as provided in subsequent Definitive Agreements approved by both ECC Board of Commissioners and City Board of Alders.

**VI. Authority**

Each of the undersigned hereby certifies that they are duly authorized to execute this certification on behalf of their respective organizations.

[SIGNATURE PAGE FOLLOWS]

Executed this \_\_ day of \_\_\_\_\_, 2026.

City of New Haven

By: \_\_\_\_\_  
Justin Elicker  
Mayor

Date: \_\_\_\_\_

Approved as to form and Correctness.

\_\_\_\_\_  
Michael J. Pinto  
Assistant Corporation Counsel

Housing Authority of the City of New Haven  
d/b/a Elm City Communities

By: \_\_\_\_\_  
Shenae Draughn  
President

Date: \_\_\_\_\_

**Exhibit A:  
The ECC Properties**

City of New Haven Assessor's Map 237, Block 86, Lot 100, Map 238, Block 86, Lot 300, Map 238, Block 86, Lot 200, Map 238, Block 84, Lot 400.

**Exhibit B**  
**The City Properties**

**City of New Haven Assessor's Map 237, Block 86, Lot 500.**

### **Exhibit C: Governance Structure (Summary)**

The overall project shall be jointly governed by an Executive/Steering Committee co-chaired by the City and ECC. The Executive/Steering Committee shall be responsible for CNI Grant oversight, major decisions, and accountability to HUD.

The Executive/Steering Committee shall have oversight responsibility for the following working groups:

1. **Housing Working Group:** Led by ECC, responsible for oversight of redevelopment efforts, relocation activities, housing design and construction coordination, and housing compliance.
2. **Neighborhood Working Group:** Led by the City, and responsible for coordinating infrastructure development, zoning and land use processes, public facilities, and neighborhood improvements. All land use, zoning, and infrastructure matters shall be coordinated jointly with ECC, consistent with the shared responsibilities outlined in Section II(C).
3. **People Working Group:** Led by the designated People Partner, Community Action Agency of New Haven, responsible for oversight of resident services, education, workforce development, and health initiatives.
4. **Community Advisory / Resident Council:** Comprised of resident leaders and neighborhood stakeholders, responsible for ensuring that resident voices inform decisions and engagement across all workstreams.

EXHIBIT D  
Cooperation Agreement – Term Sheet

**TERM SHEET  
TAX ABATEMENT  
UNION SQUARE PHASE 1**

<b>PURPOSE:</b>	<b>REAL PROPERTY TAX ABATEMENT</b>
<b>PARTIES:</b>	(a) The City of New Haven (b) Housing Authority of the City of New Haven (c) The Glendower Group, Inc., and its affiliated Single Purpose Entities
<b>PROPERTY ADDRESSES:</b>	(A) Tax Assessor's Map 237, Block 86, Lot 100 (B) Tax Assessor's Map 238, Block 86, Lot 300 (C) Tax Assessor's Map 238, Block 86, Lot 200, (D) Tax Assessor's Map 238, Block 84, Lot 400 (E) Tax Assessor's Map 237, Block 86, Lot 500 (F) Robert T. Wolfe Apartments, located at 49 Union Avenue all in New Haven, Connecticut.
<b>PROJECT:</b>	Union Square Transformation, Phase 1
<b>PROJECT DESCRIPTION:</b>	Approximately 538 residential units and approximately 21,000 square feet of non-residential retail space. Units include a full range of unit sizes, including studios, one-bedroom, two-bedroom, and larger family-sized units, ensuring that the development serves households of varying sizes and compositions.
<b>UNIT AFFORDABILITY MIX:</b>	40 to 50 percent affordable housing and 50 to 60 percent market-rate housing
<b>TERM OF TAX AGREEMENT:</b>	39 years from date of issuance of certificate of occupancy; full abatement during construction. Subject to LISHTA

	process approval and Board of Alders (“BOA”) approval
<b>BASE RATE OF TAXES FOR AFFORDABLE UNITS:</b>	\$650.00 per unit per year. Subject to LISHTA process approval and BOA approval
<b>ESCALATION RATE:</b>	Three percent (3%) annually, compounded, <u>provided, however</u> , in no event shall the Base Rate, increased by the Escalation Rate, be an amount which exceeds the amount of real property taxes which would, but for the Tax Agreement, otherwise be payable with respect to the Affordable Units.
<b>TAX RATE FOR MARKET RATE UNITS:</b>	As assessed by Assessor
<b>TAX RATE FOR LEASED COMMERCIAL SPACE:</b>	As assessed by Assessor
<b>SPECIAL NOTE REGARDING ROBERT T. WOLFE, 49 UNION AVENUE</b>	Agreement will need to provide for a phase in of tax abatement for this parcel as it is subject to an existing Coop Agreement, currently occupied, and its redevelopment will occur such that it is interspersed with other buildings on the Project Site and integrated into the Project as part of Phase 1.

## **ECC Board Resolution**

### **Housing Authority of the City of New Haven**

**d/b/a Elm City Communities**

**Resolution Number 01-\_\_/26-S**

**AUTHORIZATION OF SUBMISSION OF AN APPLICATION WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AS LEAD APPLICANT FOR THE FY 2025 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT FOR UNION SQUARE AND, SUBJECT TO CITY APPROVAL, AUTHORIZING THE CITY OF NEW HAVEN TO SERVE AS CO-APPLICANT AND NEIGHBORHOOD IMPLEMENTATION ENTITY**

**WHEREAS**, the Housing Authority of the City of New Haven, doing business as Elm City Communities (“ECC” or the “Authority”), is a public body corporate and politic organized under the laws of the State of Connecticut and authorized to apply for and administer federal grants in furtherance of its mission to preserve and expand affordable housing and advance comprehensive community redevelopment; and

**WHEREAS**, the U.S. Department of Housing and Urban Development (“HUD”) has issued a Notice of Funding Opportunity for the FY 2025 Choice Neighborhoods Implementation Grant Program (the “CNI Program”); and

**WHEREAS**, ECC proposes to submit an application, as the Lead Applicant, for Choice Neighborhoods Implementation funding for the Union Square Transformation Plan, a comprehensive initiative that includes housing redevelopment, neighborhood improvements, and people-focused supportive services; and

**WHEREAS**, the City of New Haven owns certain parcels of land within the Union Square neighborhood on which elements of the proposed redevelopment and neighborhood improvements are planned to occur, and has indicated its intent to support the Transformation Plan through the provision of local leverage, including but not limited to property tax abatements, land disposition or ground leasing, infrastructure investment, and other municipal support, subject to required City approvals; and

**WHEREAS**, ECC proposes that, subject to approval by the City of New Haven, the City serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant and, if awarded, serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood-level investments and activities consistent with the approved Transformation Plan; and

**WHEREAS**, the Board of Commissioners has determined that this proposed structure, subject to City approval, is in the best interests of the Authority and will strengthen the

competitiveness and successful implementation of the Union Square Choice Neighborhoods application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

1. The Board of Commissioners hereby authorizes the Housing Authority of the City of New Haven, d/b/a Elm City Communities to submit, as Lead Applicant, an application to HUD for the FY 2025 Choice Neighborhoods Implementation Grant for the Union Square Transformation Plan; and
2. The Board of Commissioners hereby authorizes, subject to approval by the City of New Haven (the "City"), the City to serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant; and
3. The Board of Commissioners further authorizes, subject to approval by the City of New Haven, the City to serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood improvements and leveraging City-owned land and municipal resources in accordance with HUD requirements and the approved Transformation Plan; and
4. The President of the Housing Authority of the City of New Haven, or any other officer designated by the President (the "Authorized Officers"), be and hereby is authorized and directed to negotiate, execute, deliver and submit all applications, certifications, assurances, memoranda of understanding, co-applicant agreements, and other documents required by HUD or necessary to effectuate the roles of the Housing Authority of the City of New Haven and the City of New Haven, upon receipt of all required City approvals; and
5. In the event the Choice Neighborhoods Implementation Grant is awarded, and subject to all required approvals, the Authorized Officers are authorized to accept the grant award and to execute any grant agreements and related documents required by HUD; and
6. All actions previously taken by officers, employees, or agents of the Housing Authority of the City of New Haven in furtherance of preparing the FY 2025 Choice Neighborhoods Implementation Grant application for Union Square are hereby ratified, confirmed, and approved.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of Commissioners present at a meeting duly called at which a quorum was present, on January 20, 2025.

\_\_\_\_\_  
Shenae Draughn  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED BY:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

## Order of the New Haven Board of Alders

### **ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH**

WHEREAS, the Housing Authority of New Haven/Elm City Communities (“ECC”) ECC was the recipient of a United States Department of Housing and Urban Development (“HUD”) Choice Neighborhood Planning Grant for the planning for the redevelopment of the former Church Street South properties (the “Site”), and, working with the City of New Haven (“City”) and neighborhood groups, has created a Transformation Plan (the “Transformation Plan”) for the redevelopment of the Site; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Choice Neighborhoods Initiative to support the transformation of distressed neighborhoods into sustainable, mixed-income communities; and

WHEREAS, the Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity; and

WHEREAS, the City, in particular, the Site and the surrounding areas, suffer from aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options; and

WHEREAS, HUD is making competitive grants available under authorized funding through its Choice Neighborhoods Initiative program which would enable the implementation of an initial phase of the Transformation Plan (the “CNI Grant”); and

WHEREAS, the City and ECC have elected to partner and to serve as co-applicants to pursue a CNI Grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Site; and

WHEREAS, ECC will serve as the Lead Applicant for the HUD CNI Grant; and

WHEREAS, the City of New Haven will serve as a Co-Applicant in partnership with ECC; and

WHEREAS, a Memorandum of Understanding (MOU) will clearly define the roles and responsibilities of Elm City Communities (Lead Applicant) and the City of New Haven (Co-Applicant) as required by HUD; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders that the City of New Haven is hereby authorized to apply for and accept a grant in an amount not to exceed Twenty-Six Million Dollars and Zero Cents (\$26,000,000.00) or any lesser amount as may be awarded by HUD.

AND BE IT FURTHER RESOLVED THAT the Mayor of the City of New Haven (the "Mayor") is hereby authorized, to act as the City's authorized representative to execute and file a grant application with the HUD and provide such additional information as may be required by HUD in connection with the City's grant application.

AND BE IT FURTHER RESOLVED THAT the Mayor is authorized to enter into and to execute and deliver a grant agreement and is further authorized to execute and deliver any other documents or instruments as may be required by HUD or as may be necessary expedient to effectuate the City's application for and acceptance of the grant, and to execute and deliver any multiyear memorandum of understanding, amendments and revisions to such documentation as may be required by HUD with respect thereto, which documentation may include an indemnity of HUD by the City.

**CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT**

Joint Submission Packet

City of New Haven & Housing Authority of the City of New Haven (d/b/a Elm City Communities)

Date: \_\_\_\_\_, 2026

**[Joint Cover Memorandum]**

To: United States Department of Housing and Urban Development (HUD)

From: Justin Elicker, Mayor, City of New Haven, Connecticut

Shenae Draughn, President, Housing Authority of the City of New Haven  
(d/b/a Elm City Communities)

Date: \_\_\_\_\_, 2026

Subject: Memorandum of Understanding and Authorizing Resolutions – Choice  
Neighborhoods Implementation (CNI) Grant

On behalf of the City of New Haven (“City”) and the Housing Authority of the City of New Haven (d/b/a Elm City Communities) (“ECC”), we are pleased to submit the enclosed Memorandum of Understanding (“MOU”) designating ECC as the lead applicant and the City as co-applicant for the Choice Neighborhoods Implementation grant (“CNI Grant”).

This MOU sets forth the roles and responsibilities of the parties, including ECC’s leadership of the Housing workstream, the City’s leadership of the Neighborhood workstream, and the Parties’ shared coordination of land use, zoning, and infrastructure matters, along with joint decision-making on governance, budget, and all major programmatic and financial matters. The MOU also affirms our commitment to collaborate with the designated People Partner to ensure full integration of Housing, People, and Neighborhood strategies in accordance with HUD requirements in order to implement the Transformation Plan as developed under the earlier Choice Neighborhoods Initiative planning grant.

In addition to the MOU, we are submitting certified copies of the resolutions adopted by the ECC Board of Commissioners and the New Haven Board of Alders authorizing execution of the MOU and participation in the CNI Grant as co-applicants, with ECC as the lead applicant.

We appreciate HUD’s consideration of this application and look forward to working together to achieve transformational outcomes for residents and the community.

Respectfully submitted,

CITY OF NEW HAVEN

Housing Authority of the City of New  
Haven  
d/b/a Elm City Communities

By: \_\_\_\_\_  
Justin Elicker  
Mayor

By: \_\_\_\_\_  
Shenae Draughn  
President



## **MEMORANDUM OF UNDERSTANDING**

**THIS MEMORANDUM OF UNDERSTANDING** (the "MOU") is made entered into and made effective this \_\_\_ day of \_\_\_\_\_, 2026 (the "Effective Date"), by and between the **CITY OF NEW HAVEN**, a municipal corporation organized and existing pursuant to the Connecticut General Statutes, with a chief executive office located at 165 Church Street, New Haven, Connecticut 06510 (the "City"), and the **HOUSING AUTHORITY OF THE CITY OF NEW HAVEN** (d/b/a Elm City Communities), with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 ("ECC" and, with the City, the "Parties").

### **RECITALS:**

ECC is the owner of (a) that certain real property and improvements located thereon identified as the Robert T. Wolfe Apartments located at 49 Union Avenue, New Haven, Connecticut, and (b) the real property formerly known as the Church Street South Apartments as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (collectively, the "ECC Property").

The City is the owner of those certain parcels of land identified in Exhibit B attached hereto and incorporated herein by this reference (the "City Property" and, with the ECC Property, the "Property").

ECC was the recipient of a United State Department of Housing and Urban Development ("HUD") Choice Neighborhood Planning Grant for the planning for the redevelopment of the Property, and, working with the City and neighborhood groups, has created a Transformation Plan for the redevelopment of the Property.

The City and ECC have jointly determined to pursue a Choice Neighborhoods Initiative implementation grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Property (the "CNI Grant").

The Parties recognize that the CNI program requires a comprehensive approach to Housing, People, and Neighborhood strategies.

The City and ECC desire to formalize their roles and responsibilities with respect to the CNI Grant and the project(s) contemplated thereby, to ensure successful application, administration, and implementation of the CNI Grant.

The Parties further recognize the need for joint decision-making, accountability, and meaningful resident and stakeholder engagement throughout the CNI Grant implementation process, and desire to set forth the same.

NOW, THEREFORE, the Parties hereby enter into this Memorandum of Understanding ("MOU") and hereby agree as set forth hereinbelow.

## **I. Purpose**

The purpose of this MOU is to set forth the agreement between the Parties regarding their collaboration and shared responsibilities in applying for and administering the CNI Grant. ECC will serve as the lead applicant and the City as the co-applicant for the CNI Grant and will share the obligations and responsibilities with respect to the CNI Grant as set forth hereinbelow.

## **II. Roles and Responsibilities**

The Parties shall have the roles and responsibilities as follows.

### **A. City of New Haven**

The City shall serve as co-applicant for the CNI Grant. If awarded, the City will lead the Neighborhood Workstream, including infrastructure planning, public facilities, public safety improvements, and neighborhood-serving investments. The City, acting through the Economic Development Administration, will also serve as the lead public agency for coordination of Early Action Activities. In addition, the City will participate actively in all housing, neighborhood, and people workstreams, including redevelopment planning, community engagement, and interdepartmental coordination. The City shall also provide timely review and processing of all permit applications consistent with City ordinances and applicable statutory requirements.

### **B. Elm City Communities (ECC)**

ECC shall serve as the lead applicant and primary housing entity. If awarded, ECC will lead the Housing Workstream, including redevelopment, relocation, property management transitions, and compliance activities. ECC will also serve as the fiscal agent for the CNI Grant and administer all grant funds allocated to ECC and its designated development partners. In addition, ECC will lead all housing-related procurement, design, financing, and construction coordination. ECC shall further coordinate closely with the City on all zoning, land use, infrastructure, environmental, and permitting activities that affect the redevelopment.

### **C. Joint Responsibilities**

ECC and the City shall share joint responsibility for governance as described in Exhibit C to this MOU. In addition, they shall share joint responsibility for the following:

1. Land Use, Zoning, and Infrastructure Coordination: ECC and the City shall jointly plan, coordinate, and approve land use strategies, zoning needs, infrastructure design, and public facility improvements needed to support the Transformation Plan. The City shall manage the formal approval processes, while ECC shall lead the technical planning and development requirements.

2. Budget Approval: ECC and the City shall jointly approve the CNI Implementation budget and all modifications thereto.
3. Major Decisions: ECC and the City shall jointly approve all major programmatic, financial, implementation, and development decisions, in support of the Transformation Plan, consistent with the governance structure outlined in Exhibit C. Material deviations from the Transformation Plan shall be jointly approved, consistent with the governance structure outlined in Exhibit C.
4. People Workstream: ECC and the City shall jointly oversee and coordinate with the Community Action Agency, the designated People Partner, on all activities related to the People Workstream.
5. Community Engagement: ECC and the City shall work collaboratively to ensure ongoing, inclusive engagement with residents, neighborhood stakeholders, and community partners.
6. Compliance & Reporting: ECC and the City shall jointly comply with all HUD requirements, including fair housing obligations, Section 3 participation, and all reporting obligations associated with the CNI Grant.

### **III. Site Control**

a. Ownership of City Parcels. The City hereby confirms that it is the fee simple owner of the City Parcels as of the Choice Neighborhoods application due date, and that such ownership constitutes site control, as that term is defined in the Choice Neighborhoods Notice of Funding Opportunity. The City is the co-Applicant for the CNI Grant. The City Parcels are proposed for replacement housing under the Transformation Plan.

b. Duration of Site Control

The City hereby certifies that site control of the City Parcels will be maintained through the later of (i) the end of the Choice Neighborhoods grant term, or (ii) the date on which all replacement housing to be developed on the City Parcels is constructed or rehabilitated, unless otherwise approved by HUD.

c. Permissible Methods of Maintaining Site Control

The City acknowledges that, consistent with the Choice Neighborhoods Notice of Funding Opportunity, site control of the City Parcels may be maintained in one of the following ways, provided that site control remains continuous and vested in an eligible party: (a) the City may retain ownership of the City Parcels and provide site control through a legally binding instrument, including a ground lease or development

agreement, in favor of the Lead Applicant, Co-Applicant (if any), the Housing Implementation Entity, or an entity controlled in whole or in part by the Housing Implementation Entity, or (b) the City may convey, ground lease, or otherwise transfer an interest in one or more of the City Parcels to an entity controlled as a whole or in part by the Housing Implementation Entity, provided that such entity maintains site control for the required duration and that there is no interruption in site control for purposes of HUD compliance.

d. Intended Use

The City affirms that the City Parcels are proposed for use as replacement housing under the Transformation Plan.

**IV. Term**

The term of this MOU shall commence on the Effective Date and shall remain in effect through the later to occur of the following: (i) five years from the Effective Date; or (ii) , if awarded, the expiration date of the CNI Grant. The Parties agree that the terms and obligations of this MOU shall be incorporated into subsequent definitive and binding Agreements, including but not limited to a Cooperation Agreement (“Coop Agreement”) and a Development and Land Disposition Agreement (“DLDA”) (collectively the “Definitive Agreements”) to be approved by the ECC Board of Commissioners and City Board of Alders. .

**V. Scope of Agreement**

This MOU reflects intent to collaborate by the City and ECC and does not create binding legal obligations beyond those identified herein or as provided in subsequent Definitive Agreements approved by both ECC Board of Commissioners and City Board of Alders.

**VI. Authority**

Each of the undersigned hereby certifies that they are duly authorized to execute this certification on behalf of their respective organizations.

[SIGNATURE PAGE FOLLOWS]

Executed this \_\_ day of \_\_\_\_\_, 2026.

City of New Haven

By: \_\_\_\_\_  
Justin Elicker  
Mayor

Date: \_\_\_\_\_

Approved as to form and Correctness.

\_\_\_\_\_  
Michael J. Pinto  
Assistant Corporation Counsel

Housing Authority of the City of New Haven  
d/b/a Elm City Communities

By: \_\_\_\_\_  
Shenae Draughn  
President

Date: \_\_\_\_\_

**Exhibit A:**  
**The ECC Properties**

City of New Haven Assessor's Map 237, Block 86, Lot 100, Map 238, Block 86, Lot 300, Map 238, Block 86, Lot 200, Map 238, Block 84, Lot 400.

**Exhibit B**

**The City Properties**

City of New Haven Assessor's Map 237, Block 86, Lot 500.

### **Exhibit C: Governance Structure (Summary)**

The overall project shall be jointly governed by an Executive/Steering Committee co-chaired by the City and ECC. The Executive/Steering Committee shall be responsible for CNI Grant oversight, major decisions, and accountability to HUD.

The Executive/Steering Committee shall have oversight responsibility for the following working groups:

1. **Housing Working Group:** Led by ECC, responsible for oversight of redevelopment efforts, relocation activities, housing design and construction coordination, and housing compliance.
2. **Neighborhood Working Group:** Led by the City, and responsible for coordinating infrastructure development, zoning and land use processes, public facilities, and neighborhood improvements. All land use, zoning, and infrastructure matters shall be coordinated jointly with ECC, consistent with the shared responsibilities outlined in Section II(C).
3. **People Working Group:** Led by the designated People Partner, Community Action Agency of New Haven, responsible for oversight of resident services, education, workforce development, and health initiatives.
4. **Community Advisory / Resident Council:** Comprised of resident leaders and neighborhood stakeholders, responsible for ensuring that resident voices inform decisions and engagement across all workstreams.

### **Section 3: ECC Board Resolution [UPDATED]**

#### **Housing Authority of the City of New Haven**

**d/b/a Elm City Communities**

**Resolution Number 01-\_\_/26-S**

#### **AUTHORIZATION OF SUBMISSION OF AN APPLICATION WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AS LEAD APPLICANT FOR THE FY 2025 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT FOR UNION SQUARE AND, SUBJECT TO CITY APPROVAL, AUTHORIZING THE CITY OF NEW HAVEN TO SERVE AS CO-APPLICANT AND NEIGHBORHOOD IMPLEMENTATION ENTITY**

**WHEREAS**, the Housing Authority of the City of New Haven, doing business as Elm City Communities (“ECC” or the “Authority”), is a public body corporate and politic organized under the laws of the State of Connecticut and authorized to apply for and administer federal grants in furtherance of its mission to preserve and expand affordable housing and advance comprehensive community redevelopment; and

**WHEREAS**, the U.S. Department of Housing and Urban Development (“HUD”) has issued a Notice of Funding Opportunity for the FY 2025 Choice Neighborhoods Implementation Grant Program (the “CNI Program”); and

**WHEREAS**, ECC proposes to submit an application, as the Lead Applicant, for Choice Neighborhoods Implementation funding for the Union Square Transformation Plan, a comprehensive initiative that includes housing redevelopment, neighborhood improvements, and people-focused supportive services; and

**WHEREAS**, the City of New Haven owns certain parcels of land within the Union Square neighborhood on which elements of the proposed redevelopment and neighborhood improvements are planned to occur, and has indicated its intent to support the Transformation Plan through the provision of local leverage, including but not limited to property tax abatements, land disposition or ground leasing, infrastructure investment, and other municipal support, subject to required City approvals; and

**WHEREAS**, ECC proposes that, subject to approval by the City of New Haven, the City serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant and, if awarded, serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood-level investments and activities consistent with the approved Transformation Plan; and

**WHEREAS**, the Board of Commissioners has determined that this proposed structure, subject to City approval, is in the best interests of the Authority and will strengthen the

competitiveness and successful implementation of the Union Square Choice Neighborhoods application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

1. The Board of Commissioners hereby authorizes the Housing Authority of the City of New Haven, d/b/a Elm City Communities to submit, as Lead Applicant, an application to HUD for the FY 2025 Choice Neighborhoods Implementation Grant for the Union Square Transformation Plan; and
2. The Board of Commissioners hereby authorizes, subject to approval by the City of New Haven (the "City"), the City to serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant; and
3. The Board of Commissioners further authorizes, subject to approval by the City of New Haven, the City to serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood improvements and leveraging City-owned land and municipal resources in accordance with HUD requirements and the approved Transformation Plan; and
4. The President of the Housing Authority of the City of New Haven, or any other officer designated by the President (the "Authorized Officers"), be and hereby is authorized and directed to negotiate, execute, deliver and submit all applications, certifications, assurances, memoranda of understanding, co-applicant agreements, and other documents required by HUD or necessary to effectuate the roles of the Housing Authority of the City of New Haven and the City of New Haven, upon receipt of all required City approvals; and
5. In the event the Choice Neighborhoods Implementation Grant is awarded, and subject to all required approvals, the Authorized Officers are authorized to accept the grant award and to execute any grant agreements and related documents required by HUD; and
6. All actions previously taken by officers, employees, or agents of the Housing Authority of the City of New Haven in furtherance of preparing the FY 2025 Choice Neighborhoods Implementation Grant application for Union Square are hereby ratified, confirmed, and approved.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of Commissioners present at a meeting duly called at which a quorum was present, on January 20, 2025.

\_\_\_\_\_  
Shenae Draughn  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED BY:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

**ORDER OF THE NEW HAVEN BOARD OF ALDERS**

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWENTY-SIX MILLION DOLLARS AND ZERO CENTS (\$26,000,000.00) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE UNION SQUARE PROJECT F/K/A CHURCH STREET SOUTH

WHEREAS, the Housing Authority of New Haven/Elm City Communities (“ECC”) ECC was the recipient of a United States Department of Housing and Urban Development (“HUD”) Choice Neighborhood Planning Grant for the planning for the redevelopment of the former Church Street South properties (the “Site”), and, working with the City of New Haven (“City”) and neighborhood groups, has created a Transformation Plan (the “Transformation Plan”) for the redevelopment of the Site; and

WHEREAS, HUD administers the Choice Neighborhoods Initiative to support the transformation of distressed neighborhoods into sustainable, mixed-income communities; and

WHEREAS, the Choice Neighborhoods Implementation Grant provides funding to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity; and

WHEREAS, the City, in particular, the Site and the surrounding areas, suffer from aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options; and

WHEREAS, HUD is making competitive grants available under authorized funding through its Choice Neighborhoods Initiative program which would enable the implementation of an initial phase of the Transformation Plan (the “CNI Grant”); and

WHEREAS, the City and ECC have elected to partner and to serve as co-applicants to pursue a CNI Grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Site; and

WHEREAS, ECC will serve as the Lead Applicant for the HUD CNI Grant; and

WHEREAS, the City of New Haven will serve as a Co-Applicant in partnership with ECC; and

WHEREAS, a Memorandum of Understanding (MOU) will clearly define the roles and responsibilities of Elm City Communities (Lead Applicant) and the City of New Haven (Co-Applicant) as required by HUD.

NOW THEREFORE BE IT ORDERED by the Board of Alders that the City of New Haven is hereby authorized to apply for and accept a grant in an amount not to exceed Twenty-Six Million Dollars and Zero Cents (\$26,000,000.00) or any lesser amount as may be awarded by HUD; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven (the “Mayor”) is hereby authorized, to act as the City’s authorized representative to execute and file a grant application with the HUD and provide such additional information as may be required by HUD in connection with the City’s grant application; and

BE IT FURTHER RESOLVED THAT the Mayor is authorized to enter into and to execute and deliver a grant agreement and is further authorized to execute and deliver any other documents or instruments as may be required by HUD or as may be necessary expedient to effectuate the City’s application for and acceptance of the grant, and to execute and deliver any multiyear memorandum of understanding, amendments and revisions to such documentation as may be required by HUD with respect thereto, which documentation may include an indemnity of HUD by the City.





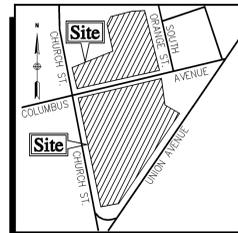




Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

54 Tuttle Place  
Middletown, Connecticut 06457  
860-632-1500 • FAX 860-632-7879



Locus Map  
(NOT TO SCALE)

Record Parcel Descriptions

va 2365 REG 49  
RECORD K-3, BLOCK K  
All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel K-3, Block K, Church Street Redevelopment and Renewal Area, containing 10,383 square feet, more or less, and bounded and described as follows:  
Commencing at a point, said point being the Southeastern extremity of the horizontal line described and further having coordinates North 194,007.60 and East 110,981.21 on the Connecticut Geodetic Grid System;  
Thence running North 18 degrees 18 minutes 31 seconds West 44.70 feet along land now or formerly of the City of New Haven;  
Thence running North 71 degrees 41 minutes 09 seconds East 34.41 feet along land now or formerly of the City of New Haven;  
Thence running North 0 degrees 18 minutes 31 seconds West 33.93 feet along land now or formerly of the City of New Haven;  
Thence running North 83 degrees 41 minutes 09 seconds East 130.00 feet along land now or formerly of the City of New Haven;  
Thence running South 18 degrees 18 minutes 31 seconds East 38.78 feet along land now or formerly of the City of New Haven;  
Thence running South 71 degrees 41 minutes 09 seconds East 171.00 feet along land now or formerly of the City of New Haven to the point and place of beginning.  
See Refer to Parcel K-3, Block K, at end of Exhibit A  
PARCEL K-3, BLOCK K  
All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel K-4, Block K, Church Street Redevelopment and Renewal Area, containing 38,987 square feet, more or less, and bounded and described as follows:  
Commencing at a point in the Easterly street line of Church Street, said point being 138.00 feet northerly of the intersection of the Northerly street line of Columbus Avenue and the Easterly street line of Church Street, and further having coordinates North 149,709.30 and East 150,442.13 on the Connecticut Geodetic Grid System;  
Thence running North 73 degrees 42 minutes 10 seconds East 256.32 feet along land now or formerly of the City of New Haven;  
Thence running South 18 degrees 18 minutes 31 seconds East 48.49 feet along land now or formerly of the City of New Haven;  
Thence running South 9 degrees 18 minutes 31 seconds East 92.81 feet along land now or formerly of the City of New Haven;  
Thence running 107.38 feet in the westerly direction along the arc of a curve of radius 4,400.00 feet and convex to the South, said arc of a curve being the Northerly street line of Columbus Avenue;  
Thence running South 70 degrees 13 minutes 33 seconds East 88.23 feet along the Northerly street line of Columbus Avenue;  
Thence running S. 62 feet along the arc of a curve of radius 4,300 feet and convex to the Northwest;  
Thence running North 9 degrees 18 minutes 31 seconds East 131.76 feet along the Northerly street line of Church Street to the point and place of commencement.

va 2365 REG 51  
RECORD K-3, BLOCK K  
All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel L-1, Block L, Church Street Redevelopment and Renewal Area, containing 85,446 square feet, more or less, and bounded and described as follows:  
Commencing at a point in the Northerly street line of Church Street, said point being the intersection of the Northerly street line of Columbus Avenue and the Northerly street line of Church Street, and further having coordinates North 149,709.30 and East 150,442.13 on the Connecticut Geodetic Grid System;  
Thence running North 80 degrees 03 minutes 06 seconds East 271.83 feet along land now or formerly of the City of New Haven;  
Thence running North 25 degrees 04 minutes 04 seconds East 333.38 feet along land now or formerly of the City of New Haven;  
Thence running North 80 degrees 03 minutes 06 seconds East 15.80 feet along land now or formerly of the City of New Haven;  
Thence running North 35 degrees 01 minutes 43 seconds East 39.56 feet along land now or formerly of the City of New Haven;  
Thence running South 65 degrees 25 minutes 19 seconds East 32.50 feet along land now or formerly of the City of New Haven;  
Thence running South 54 degrees 35 minutes 37 seconds East 10.17 feet along land now or formerly of the City of New Haven;  
Thence running North 85 degrees 04 minutes 16 seconds East 31.09 feet along land now or formerly of the City of New Haven;  
Thence running North 54 degrees 35 minutes 37 seconds East 18.13 feet along land now or formerly of the City of New Haven;  
Thence running South 35 degrees 01 minutes 43 seconds East 247.82 feet along the Northerly street line of Columbus Avenue;  
Thence running South 54 degrees 35 minutes 37 seconds East 230.88 feet along the Northerly street line of Columbus Avenue;  
Thence running South 80 degrees 03 minutes 06 seconds East 133.71 feet along land now or formerly of the City of New Haven;  
Thence running S. 62 feet in a Northerly direction along a curve of radius 30.00 feet and convex to the East, said arc of curve being the Northerly street line of Church Street;  
Thence running North 9 degrees 18 minutes 31 seconds East 302 feet along the Northerly street line of Church Street to the point and place of commencement.

va 2414 REG 661  
All that certain piece or parcel of land situated in the City and County of New Haven, State of Connecticut, Church Street Redevelopment and Renewal Project, said parcel being more particularly described as follows:  
Beginning at a point in the division line between land of the Greater New Haven, Inc., (as a land parcels housing corporation), being designated parcel L-3 and land of the City of New Haven, said point being 95.12 feet northerly of the Northerly street line of Columbus Avenue, when measured along said above division line;  
Thence bearing North 7 degrees 18 minutes 31 seconds East through building 915, a distance of 33.25 feet;  
Thence bearing North 83 degrees 41 minutes 10 seconds East along the Northerly wall line of building 400 and land of the City of New Haven, a distance of 1.25 feet;  
Thence bearing North 9 degrees 18 minutes 31 seconds East along the easterly side of building 825 and land of the City of New Haven, a distance of 10.38 feet;  
Thence bearing North 80 degrees 03 minutes 06 seconds East along the Northerly side of building 915 and land of the City of New Haven, a distance of 1.25 feet to the point of beginning.  
Said above described piece or parcel of land being more particularly depicted on a map prepared by Charles E. Danforth, Inc., Civil Engineers and Surveyors, New Haven, Conn., entitled:  
"Plan of Land Owned by the City of New Haven - New Haven, Conn.", Scale 1" = 20', dated August 21, 1978, as revised January, 1979, a copy of which map shall be filed in the land records of the City of New Haven.  
SAID PLOT AND SAID POSITION ARE SUBJECT TO THE FOLLOWING RESTRICTIONS, EASEMENTS AND AGREEMENTS:  
1. The Owner, its successors and assigns will and shall devote the premises to the use specified in the said 1978/1979 plat subject to Parcel L-3, Block L of the Church Street Redevelopment and Renewal Project.  
2. The Owner, its successors and assigns will not and shall not permit the presence of any sign thereon or on any other use than the use specified in the said 1978/1979 plat subject to Parcel L-3, Block L, in the Church Street Redevelopment and Renewal Project, as necessary to any of the applicable restrictions or easements of said plot.  
3. The Owner, its successors and assigns will not and shall not encroach upon the walls of gas, water, telephone, or any national utility in the area, now or hereon or in the use and occupancy of the premises or any improvement thereon or to be erected thereon, in any part thereof.

va 2365 REG 50  
RECORD K-3, BLOCK K  
All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel K-3, Block K, Church Street Redevelopment and Renewal Area, containing 43,151 square feet, more or less, and bounded and described as follows:  
Commencing at a point in the Northerly street line of Columbus Avenue, said point being the Southeastern extremity of the horizontal line described and further having coordinates North 149,709.30 and East 150,442.13 on the Connecticut Geodetic Grid System;  
Thence running North 9 degrees 18 minutes 31 seconds East 161.00 feet along land now or formerly of the City of New Haven;  
Thence running North 23 degrees 22 minutes 45 seconds East 69.52 feet along land now or formerly of the City of New Haven;  
Thence running North 61 degrees 18 minutes 31 seconds East 60.00 feet along land now or formerly of the City of New Haven;  
Thence running South 73 degrees 14 minutes 16 seconds East 57.00 feet along land now or formerly of the City of New Haven;  
Thence running North 82 degrees 40 minutes 44 seconds East 48.00 feet along land now or formerly of the City of New Haven;  
Thence running North 23 degrees 15 minutes 44 seconds East 160.00 feet along land now or formerly of the City of New Haven;  
Thence running South 71 degrees 41 minutes 16 seconds East 21.00 feet along land now or formerly of the City of New Haven;  
Thence running North 22 degrees 15 minutes 44 seconds East 39.00 feet along land now or formerly of the City of New Haven;  
Thence running South 71 degrees 41 minutes 16 seconds East 21.00 feet along land now or formerly of the City of New Haven;  
Thence running 43.15 feet along the arc of a curve of radius 30.00 feet and convex to the South, said arc of curve being the Northerly street line of Columbus Avenue;  
Thence running North 84 degrees 20 minutes 44 seconds East 49.43 feet along land now or formerly of the City of New Haven;  
Thence running South 5 degrees 20 minutes 16 seconds East 58.00 feet along the Northerly street line of South Orange Street;  
Thence running South 71 degrees 41 minutes 16 seconds East 181.00 feet along the Northerly street line of South Orange Street;  
Thence running South 61 degrees 31 minutes 20 seconds West 40.15 feet along land now or formerly of the City of New Haven;  
Thence running South 71 degrees 20 minutes 16 seconds East 90.00 feet along land now or formerly of the City of New Haven;  
Thence running South 82.00 degrees 10 minutes 44 seconds West 47.93 feet along the Northerly street line of Columbus Avenue;  
Thence running 158.07 feet in the westerly direction along the arc of a curve of radius 4,400.00 feet and convex to the South, said arc of a curve being the Northerly street line of Columbus Avenue to the point and place of commencement.

va 2365 REG 52  
RECORD K-3, BLOCK K  
All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel L-2, Block L, Church Street Redevelopment and Renewal Area, containing 72,206 square feet, more or less, and bounded and described as follows:  
Commencing at a point in the Northerly street line of Columbus Avenue, said point being the intersection of the Northerly street line of Columbus Avenue and the Northerly street line of Church Street, and further having coordinates North 149,709.30 and East 150,442.13 on the Connecticut Geodetic Grid System;  
Thence running 182.66 feet in an Easterly direction along the arc of a curve of radius 4,000.00 feet and convex to the South, said arc being the Northerly street line of Columbus Avenue;  
Thence running North 82 degrees 20 minutes 44 seconds East 79.75 feet along the Northerly street line of Columbus Avenue;  
Thence running South 73 degrees 14 minutes 16 seconds East 133.36 feet along land now or formerly of the City of New Haven;  
Thence running South 54 degrees 35 minutes 37 seconds East 96.13 feet along land now or formerly of the City of New Haven;  
Thence running South 35 degrees 01 minutes 43 seconds East 177.43 feet along the Northerly street line of Columbus Avenue;  
Thence running North 34 degrees 35 minutes 37 seconds East 19.13 feet along land now or formerly of the City of New Haven;  
Thence running North 80 degrees 03 minutes 06 seconds East 31.09 feet along land now or formerly of the City of New Haven;  
Thence running North 54 degrees 35 minutes 37 seconds East 18.13 feet along land now or formerly of the City of New Haven;  
Thence running North 88 degrees 23 minutes 18 seconds East 44.53 feet along land now or formerly of the City of New Haven;  
Thence running North 41 degrees 35 minutes 36 seconds East 54.49 feet along land now or formerly of the City of New Haven;  
Thence running North 54 degrees 35 minutes 37 seconds East 47.28 feet along land now or formerly of the City of New Haven;  
Thence running North 35 degrees 01 minutes 43 seconds East 40.00 feet along land now or formerly of the City of New Haven;  
Thence running North 54 degrees 35 minutes 37 seconds East 34.64 feet along land now or formerly of the City of New Haven;  
Thence running North 9 degrees 18 minutes 31 seconds East 121.45 feet along land now or formerly of the City of New Haven to the point and place of commencement.

va 2365 REG 53  
RECORD K-3, BLOCK K  
All that certain piece or parcel of land situated in the Town and County of New Haven and State of Connecticut and known as Parcel L-3, Block L, Church Street Redevelopment and Renewal Area, containing 89,423 square feet, more or less, and bounded and described as follows:  
Commencing at a point in the Northerly street line of Church Street, said point having coordinates North 149,241.82 and East 150,772.00 on the Connecticut Geodetic Grid System;  
Thence running North 7 degrees 18 minutes 31 seconds East 256.00 feet along the Northerly street line of Church Street;  
Thence running North 80 degrees 03 minutes 06 seconds East 23.00 feet along land now or formerly of the City of New Haven;  
Thence running North 11 degrees 42 minutes 33 seconds West 55.00 feet along land now or formerly of the City of New Haven;  
Thence running North 78 degrees 17 minutes 27 seconds East 48.36 feet along the Northerly street line of Columbus Avenue;  
Thence running 187.00 feet in an Easterly direction along a curve of radius 4,000.00 feet and convex to the South, said curve being the Northerly street line of Columbus Avenue;  
Thence running South 9 degrees 18 minutes 31 seconds East 114.00 feet along land now or formerly of the City of New Haven;  
Thence running North 65 degrees 41 minutes 10 seconds East 42.00 feet along land now or formerly of the City of New Haven;  
Thence running North 3 degrees 18 minutes 31 seconds East 60.05 feet along land now or formerly of the City of New Haven;  
Thence running North 34 degrees 35 minutes 37 seconds East 37.16 feet along land now or formerly of the City of New Haven;  
Thence running North 35 degrees 01 minutes 43 seconds East 6.00 feet along land now or formerly of the City of New Haven;  
Thence running South 54 degrees 35 minutes 37 seconds East 45.00 feet along land now or formerly of the City of New Haven;  
Thence running North 41 degrees 35 minutes 36 seconds East 59.12 feet along land now or formerly of the City of New Haven;  
Thence running North 35 degrees 01 minutes 43 seconds East 33.05 feet along land now or formerly of the City of New Haven;  
Thence running North 71 degrees 41 minutes 16 seconds East 20.99 feet along land now or formerly of the City of New Haven;  
Thence running North 80 degrees 03 minutes 06 seconds East 12.50 feet along land now or formerly of the City of New Haven;  
Thence running South 35 degrees 01 minutes 43 seconds East 130.52 feet along land now or formerly of the City of New Haven;  
Thence running North 34 degrees 35 minutes 37 seconds East 36.50 feet along land now or formerly of the City of New Haven;  
Thence running North 35 degrees 01 minutes 43 seconds East 30.00 feet along land now or formerly of the City of New Haven;  
Thence running North 26 degrees 18 minutes 27 seconds East 48.84 feet along land now or formerly of the City of New Haven.

va 2365 REG 54  
RECORD K-3, BLOCK K (continued)  
Thence running South 83 degrees 41 minutes 10 seconds West 98.27 feet along land now or formerly of the City of New Haven;  
Thence running South 9 degrees 18 minutes 31 seconds East 14.00 feet along land now or formerly of the City of New Haven;  
Thence running South 60 degrees 41 minutes 00 seconds West 25.00 feet along land now or formerly of the City of New Haven to the point and place of commencement.  
Refer to Parcel K-3, Block K  
Together with a right of way for purposes of ingress and egress to, from, over and upon that parcel of land adjoining Parcel K-3 on the West, South and East and fronting on South Orange Street and Church Street South as shown on the map hereinafter referred to:  
Reference is hereby made to a map by Cain Engineers, Civil Engineers and Surveyors of New Haven, Connecticut, and entitled, "Blocks K and L, Church Street Redevelopment, New Haven, Connecticut," Scale 1" = 40 feet, dated July, 1967, and revised to October, 1968, a copy of which map is filed as Exhibit "B" to this land disposition Agreement.  
No. Revision Date Appd.  
Designed by Drawn by Checked by  
CAD checked by Approved by  
Scale None Date February 19, 2008  
Project Title  
Northland, Church And South Street  
Parcels K-3, K-4, K-5, L-1, L-2, L-3  
Union Ave., Church St. So. & South Orange St.  
New Haven, Connecticut  
Issued for  
ALTA/ACSM Land  
Title Survey  
Drawing Number  
Sheet 3 of 3  
Project Number  
41401

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-4, 6, 8, 9-11, 13, 14, 16, AND 18 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF CONNECTICUT, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

CHRISTOPHER C. DANFORTH, L.S. #70118 DATE



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Sheet 3 of 3  
Project Number 41401



# UNION SQUARE

CHOICE NEIGHBORHOODS TRANSFORMATION PLAN



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# Executive Summary



# Introduction

The Union Square Choice Neighborhood Transformation Plan represents a pivotal moment for the Union Square neighborhood (aka The Hill) in New Haven, Connecticut.

This plan is a bold, collaborative vision to revitalize Union Square into a thriving, welcoming community where residents can achieve their full potential. It builds upon decades of history, leveraging the neighborhood's rich cultural fabric while addressing long-standing challenges such as economic disparity, outdated housing infrastructure, and limited access to essential services. By integrating housing, education, and employment opportunities into a cohesive strategy, this plan sets the stage for transformational change.

This transformation plan is a direct response to community engagement efforts and reflects the aspirations of Union Square's residents and stakeholders. It outlines a comprehensive roadmap for revitalizing the area, emphasizing sustainable development, enhanced educational attainment, employment opportunities, and youth development.

***The Union Square Choice Neighborhoods Transformation Plan is a comprehensive strategy aimed at revitalizing the Union Square community. Developed through extensive community engagement, the plan focuses on three core goals:***

**Housing:** Replace the distressed Robert T Wolf Public Housing development with high quality mixed-income housing that is well managed and responsive to the needs of the surrounding neighborhood.

**People:** Improve educational outcomes and intergenerational mobility by providing services and support directly to residents and their families.

**Neighborhood:** Create conditions necessary for public and private investment in the Union Square neighborhood. Offer amenities and assets, including enhanced safety measures, excellent schools and commercial activities, all of which are important to families' choices regarding their communities.



CNI Boundary

Elm City Communities / Glendower Office

YALE OLD CAMPUS

DWIGHT

DOWNTOWN

Town Green District (New Haven BID)

WOOSTER SQUARE

WESTHAVEN

HILL NORTH

Yale New Haven Health

Evergreen Cemetery

John C. Daniels Campus

Amistad Park

ROBERT T. WOLFE

Columbus Ave (Rt 1)

St. Bernard Cemetery

Roberto Clemente Park

Trowbridge Square Park

LONG WHARF

HILL SOUTH

ROBERT T. WOLFE

CHURCH ST SOUTH SITE

S ORANGE ST

COLUMBUS AVE

CHURCH ST S

UNION AVE

UNION STATION

With this plan, Union Square will evolve into a vibrant and resilient neighborhood, offering opportunities for all.

TARGET SITE ENLARGED MAP

# Planning Approach

The planning process is custom-tailored to meet the needs of the Union Square community. It promotes maximum participation, community ownership, and optimal collaboration. Robert T. Wolfe residents, residents of the Union Square community, businesses, employers, local leaders, educators, the City of New Haven, and the State of Connecticut will be engaged in this community-driven process.

## **Phase 1: Mobilize - Project**

- This phase involves organizing the team, developing a comprehensive outreach strategy, and inviting stakeholders to serve on committees and task forces.

## **Phase 2: Needs Assessment & Analysis**

- Phase II focuses on identifying strengths, weaknesses, opportunities and threats. This phase also involves conducting a Needs Assessment and Market Analysis.

## **Phase 3: Visioning**

- Once data from the Needs Assessment and Market Analysis are analyzed, the focus shifts to exploring strategies to address the issues identified in these analyses.

## **Phase 4: Draft Transformation Plan**

- Phase IV focuses on creating a vision for the Transformation Plan based on the preferences of the community residents expressed during the Visioning Phase.

## **Phase 5: Final Transformation Plan**

- During this phase, the task forces will revise the Plan based on feedback from the community and HUD.

## **Phase 6: Implementation**

- The final phase of the process focuses on turning ideas outlined in the Plan into action.

## Organization

**Lead and Co-Applicants, Elm City Communities and The Glendower Group,** created an organizational structure that maximized stakeholder participation and ensured transparency and progress. To assure that residents of the Targeted Population and Neighborhood, as well as other stakeholders, were meaningfully engaged in the planning and implementation process, ECC and Glendower, in cooperation with residents of the Target Project, established a **Union Square Transformation Committee.**

**The Transformation Committee was composed of:**

- **The Steering Committee**
- **Housing Task Force**
- **People Task Force**
- **Neighborhood Task Force**
- **Resident Advisory Committee**
- **Needs Assessment Teams**
- **Early Action Committee**

## Teams & Task Force Contributions

### **Steering Committee:**

A Steering Committee composed of community leaders, local government officials, and representatives from various task forces and committees provided guidance throughout the assessment process. This group ensured alignment between the assessment findings and the broader goals of the Choice Neighborhood Transformation Plan.

### **Resident Advisory Committee:**

A Resident Advisory Committee, consisting of Robert T. Wolfe residents, played an essential role in shaping the assessment process by ensuring that the voices of those directly affected by the transformation efforts were represented. The committee reviewed survey results and focus group insights, helping to refine priorities and action items based on real-time feedback. The Committee also helps residents to participate in outreach to residents to ensure maximum participation.

### **Early Action Committee:**

The Early Action Activities focus on improving Trowbridge Square Park and the surrounding Historic District, which is historically significant as one of the city's earliest planned residential neighborhoods.

### **People Task Force:**

The People Task Force, which included representatives from local social service providers, healthcare organizations, educational institutions, and residents, helped identify the community's social and economic challenges. The Task Force conducted meetings December 2023 and February, March, May, June, July, and October 2024.

### **Housing Task Force:**

The Housing Task Force included Robert T. Wolfe residents and key stakeholders in the community. The Task Force focused on identifying goals and creating strategies to deliver high quality affordable housing to Union Square.

### **Neighborhood Task Force:**

The Neighborhood Task Force focused on how the Plan can provide strategies for improving safety, health, housing, and economic mobility in the larger Union Square (The Hill) Neighborhood.

### **Needs Assessment Teams:**

Between June 6 and August 2, 2024, The Inclusive Economic Development Lab at the Yale School of Management conducted the Resident Assessment of the Robert T. Wolfe and former Church Street South resident as part of the Choice Neighborhood Transformation Plan. Principal Investigator Kate Cooney led the survey. The Neighborhood Assessment was conducted under the auspices of the Yale Urban Design Workshop with Adrei Harell serving as the principal investigator.

### **Focus Groups:**

Focus groups with business owners, youth, and community leaders highlighted a range of concerns, including overcrowded housing, limited youth engagement opportunities, and the need for economic development initiatives.

**The Neighborhood Needs Assessment and the Resident Needs Assessment combined with the SWOT Assessments conducted by the Planning Team, quantitative data analysis and qualitative community engagement, ensure that the findings reflected the realities and aspirations of the neighborhood's residents. The process also involved collaboration with several key committees and task forces to ensure stakeholder input.**

# People Plan

## Vision Statement:

*An engaged and thriving Hill and Union Square community with quality education, ample employment opportunities, social interactions, and excellent health care for all.*

## Goals & Strategies

### 1. Enhance the quality of education to all residents in the neighborhood.

Enhance educational attainment by providing comprehensive resources and programs for early childhood learning, youth, and adults. This includes digital access, technology training, and strengthened partnerships with schools and higher education institutions to foster lifelong learning opportunities.

- 1.1 Improve K-12 Educational Outcomes.
- 1.2 Increase access to early childhood programs for children aged six months to five years old.

### 2. Ensure excellent health care for all residents in the neighborhood.

Improve the health outcomes of Union Square residents by expanding access to healthcare, promoting mental health services, and encouraging healthy lifestyles through enhanced public spaces, recreational facilities, and community health programs.

- 2.1 Improve housing conditions, including implementing lead abatement and mold remediation programs.
- 2.2 Increase access to healthy food.
- 2.3 Address transportation barriers that prevent access to healthcare facilities and other critical services.
- 2.4 Promote health literacy and positive community engagement.
- 2.5 Strengthen mental health and substance abuse support.
- 2.6 Incorporate health and wellness programs into local youth programs.

## Goals & Strategies Continued

### 3. Strengthen community engagement and participation.

Foster an welcoming and transparent process where residents are active partners in shaping and implementing the neighborhood's transformation. Empower resident leadership, encourage collaboration with local organizations, and ensure accountability through ongoing feedback and transparency.

3.1 Enhance Community Engagement and Partnerships.

### 4. Support Youth Development.

Empower young people to thrive by offering robust programs that build leadership, provide mentorship, and expand access to extracurricular activities, job training, and career pathways that prepare youth for success.

4.1 Promote leadership skills, social skills, social development and mentoring for Union Square.

4.2 Enhance family engagement and community building.

4.3 Promote youth employment programs.

### 5. Foster job creation and economic development.

Increase access to meaningful job opportunities by connecting residents to workforce training, career counseling, and partnerships with local employers, while promoting entrepreneurship and small business development within the community.

5.1 Expand higher education and vocational training opportunities to enhance opportunities for employment.

5.2 Expand employment opportunities for elderly individuals and persons with disabilities in Union Square.



*Stakeholder Meeting at High School in the Community*



*Resident Meeting at Robert T. Wolfe*

# Neighborhood Plan

## Vision Statement

*A strong, stable neighborhood where residents can learn, grow, and stay healthy; with safe, easy connections to the City and region; and a strong community that residents can afford to stay in for years to come.*

## Goals & Strategies

### 1.0 Calm traffic, ensure pedestrian and bicyclist safety, and improve connections within and outside the Hill.

Enhance transportation infrastructure by implementing traffic-calming measures, creating safer pedestrian crossings, and expanding bike lanes. Strengthen connectivity within the neighborhood and to surrounding areas through improved transit options and available pathways that promote mobility for all.

- 1.1 Coordinate action at key intersections, streets, and destinations.
- 1.2 Calm traffic through design, enforcement, and programming.
- 1.3 Improve pedestrian amenities to make the neighborhood safer and more comfortable to cross on foot.
- 1.4 Complete the bicycle lane network. Prioritize protected bicycle lanes connecting major destinations, especially along high traffic roads.
- 1.5 Improve high volume transit stops with shelters, benches, and other amenities.



Neighborhood Community Engagement

## Goals & Strategies Continued

### 2.0 Make sure the neighborhood's public places support wellness, safety, and economic mobility.

Support a thriving community by investing in parks, indoor recreation spaces for all ages, community gardens, and safety initiatives in all of these places. Additionally, invest in initiatives to empower residents and continue neighborhood planning.

- 2.1 Support community gardens to expand local food access.
- 2.2 Improve neighborhood safety by assisting vulnerable populations, managing problematic locations, and building relationships and safe places.
- 2.3 Invest in parks, indoor recreational spaces, and the environment to help the community stay healthy, have fun, and gather together.
- 2.4 Build local resident and nonprofit capacity to organize the community, care for neighborhood spaces, host programs and events, and/or provide services.

### 3.0 Encourage neighborhood-serving retail, food, services, and activities that support basic needs and community life.

Promote local commerce by attracting businesses that cater to the community's needs, such as grocery stores, healthcare services, and recreational spaces. Create a dynamic environment where residents can access everyday essentials while enjoying spaces for gathering, connection, and cultural enrichment.

- 3.1 Focus on key neighborhood commercial hubs in both Hill South and Hill North to establish them as central community gathering places and mixed-use destinations. Especially focus at Kimberley Square, along Congress Avenue, and at the intersection of Washington, West, Button and Hurlburt.
- 3.2 Make public space and commercial corridor improvements so these spaces are more inviting to residents.
- 3.3 Strengthen business services and attraction to sustain businesses residents love and attract new ones they want.
- 3.4 Ensure that hubs have an appropriate level of day-to-day management for their needs.
- 3.5 Establish management structures to support business corridor functions and make sure these strategies do not fall by the wayside.

### 4.0 Increase the supply of affordable and high quality homes for the homeowners and renters who want to stay here.

Expand housing options by prioritizing the development and preservation of affordable, high-quality homes. Ensure that long-term residents can remain in the community by supporting varied housing types and mixed-income developments that reflect the needs of all residents.

- 4.1 Connect low income homeowners and renters with resources to lower their housing costs and keep their homes in good condition.
- 4.2 Promote new housing development for all ages and family types, especially on underutilized land and at neighborhood hubs.

# Housing Plan

## Vision Statement:

*A thriving and supportive community where quality affordable and mixed-income housing is a foundation for security and growth for a vibrant community for all.*

## Goals & Strategies

### 1. Right to Return for Current Wolfe residents and former Church Street South Residents.

Prioritize impartial development by guaranteeing that displaced residents have the opportunity to return to the community. Provide resources and support to ensure a seamless transition back to a revitalized neighborhood.

- 1.1 Maintain a Transparent Process.
- 1.2 Incorporate resident feedback into the Housing Plan.
- 1.3 Create a viable phasing and transition plan.

### 2. Provide affordable, safe, and high-quality housing choices.

Develop housing options that meet the needs of varied residents while maintaining affordability. Focus on creating safe, sustainable, and attractive living spaces that enhance the quality of life for all.

- 2.1 Provide housing options: townhouse-style homes and tall apartment buildings.
- 2.2 Offer private, secure outdoor space for residents with elevated courtyards in the apartment buildings.
- 2.3 The new development will be up to date with modern amenities including air conditioning, ADA-compliant units, new security systems, etc.
- 2.4 Design walkable, pedestrian friendly streets for a safer neighborhood.
- 2.5 Use a variety of public and private funding sources to maintain housing affordability for current residents and add affordable housing to the neighborhood.

## Goals & Strategies Continued

### 3. Provide New Infrastructure for flood resiliency, pedestrian connectivity, parking, and access to public transit.

Invest in resilient infrastructure that protects the neighborhood from flooding while improving pedestrian safety and mobility. Expand parking options and enhance access to public transit, creating a more connected and sustainable community.

- 3.1 Design buildings above Base Flood Elevation and use green infrastructure to absorb stormwater and runoff.
- 3.2 Connect the site back to the Hill Neighborhood and Downtown with new pedestrian crossings and bike lanes.
- 3.3 Provide attractive and ample lighting in public open spaces to increase nighttime safety.
- 3.4 Plant street trees to shade sidewalks and plazas for a better pedestrian experience.
- 3.5 Provide parking in the lower levels of each building and shield parking with liner retail, amenity, and housing.
- 3.6 Coordinate with the new Bus Rapid Transit (BRT) route.
- 3.7 Use traffic calming measures such as raised crosswalks, bump outs, and alternative paving.
- 3.8 Utilize sustainable energy systems.

### 4. Provide amenities for community gathering, social support, and recreation.

Create shared spaces that foster connection and well-being, including parks, community centers, and recreational facilities. Provide opportunities for residents to engage socially and access essential support services in the heart of their community.

- 4.1 Create a Central Public Open Space for the community to use day-to-day and for events.
- 4.2 Offer a variety of open spaces to give people options between lively public space and quiet areas.
- 4.3 Design play areas for kids of all ages where caregivers can oversee play.
- 4.4 Allocate space in the ground floor of residential buildings for community rooms and community services, such as daycare.

### 5. Design space for retail and commercial development.

Promote economic growth by incorporating retail and commercial spaces into the neighborhood design. Encourage local businesses, services, and dining options that meet the community's needs while creating jobs and attracting visitors.

- 5.1 Surround the Central Green with retail and amenity.

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*“This process has truly given our community a voice. For the first time, I feel like our ideas, concerns, and hopes are being heard and turned into action.”*

- RESIDENT

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# Next Steps & Implementation

## Moving Forward

By prioritizing education, health and wellness, youth development, and employment alongside housing revitalization, the Union Square Choice Neighborhood Transformation Plan lays the groundwork for a holistic renewal. This comprehensive approach will not only honor the neighborhood's rich history but also position it as a model for sustainable urban revitalization that prioritizes the people who call Union Square home.

### *Implementation will be a collaborative effort:*

#### Elm City Communities

As the **public housing agency** serving the City of New Haven, and the prime applicant for the Choice Planning Grant, Elm City Communities will continue serving the residents that reside in their properties.

**ECC will be instrumental in partnering with local non-profits to implement the proposed strategies in the People Plan.** Additionally, ECC will be the key party **overseeing the relocation and transition of Robert T. Wolfe residents.**

#### The Glendower Group, LLC

As the **development arm** of Elm City Communities, The Glendower Group will be especially instrumental in implementation of the Housing Plan. Glendower, with Elm City, has a robust history of major public housing redevelopments. They have leveraged RAD conversions, CHFA tax credits, and other funding sources to deliver significantly improved affordable housing to over 2,500 families. They will continue to act in a development capacity and will be the **primary developer across the new buildings.**

#### The City of New Haven

The Union Square Transformation Plan is made possible through the support and coordination of the City of New Haven - particularly the offices of **City Plan, Economic Development Administration, and Engineering.**

Engagement from the City has been essential in **identifying priorities** throughout the Plan. The City is a key facilitator in the **zoning and entitlement process** of the Union Square site and in **delivering Neighborhood Improvement Strategies.**

Transformation  
Planning Process

1.5 Years

Submit  
Plan

We Are Here

Implementation  
Preparation Process

1 - 2 Years



### Partner Non-Profits

Partner Non-Profits will be instrumental in the **implementation of the People Plan**. Elm City Communities operates numerous different programs for residents to access opportunities and services, but without endless resources, there is a limit to their scope.

Partnering with local organizations will **help expand the services and opportunities** that residents have access to. Key areas of focus for these partnerships are: education, economic opportunities and health outcomes.

## Implementation Preparation: What Are the Next Steps?

- Plan to Relocate Robert T. Wolfe Residents
- Acquire Complete Site Control
- Hire a Civil Engineering Firm for Site Abatement and Grading
- Apply for a PDD and/or Rezone
- Confirm the Program and Funding for the Initial Development Phase
- Confirm leverage commitments from Stakeholders
- **Apply for a HUD Implementation Grant**

**Worth up to \$50 million, the Implementation Grant is a competitive application process.** The \$50 million can be used towards housing construction costs to replace distressed public housing.

## Implementation: What Does the Future Look Like?

### Initiate First Housing Phase

- Glendower will issue an RFP to **select an architecture and engineering team** to design and oversee construction of the first building(s).
- **Apply for CHFA 4% and/or 9% Low Income Housing Tax Credits** to support the financing of the project.
- **Design and construct Phase 1**

### Rinse & Repeat

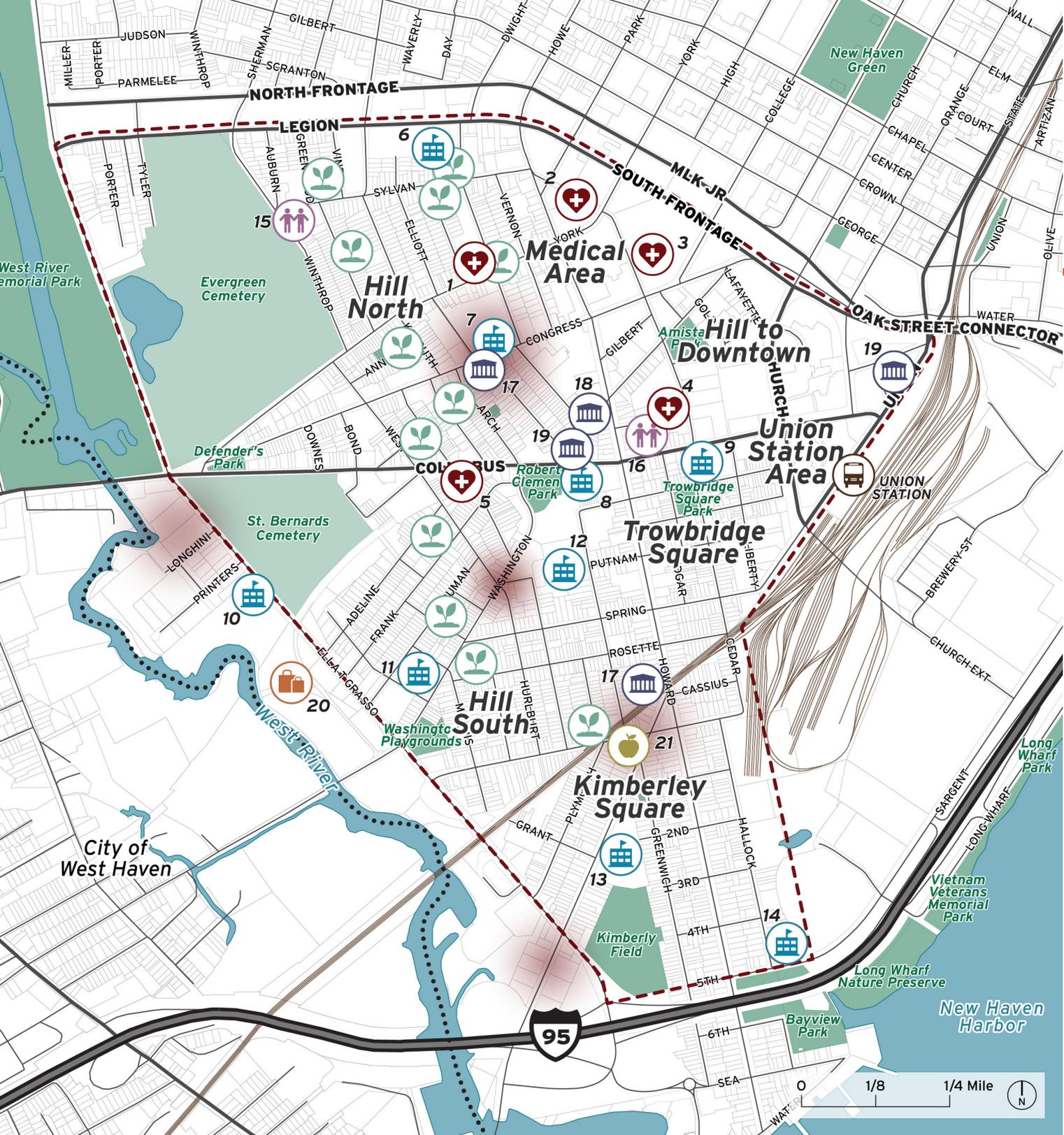
- Due to the large scale of goals of the Transformation Plan, the delivery of units will take numerous cycles of funding, designing, and construction.

### Neighborhood & People

- Neighborhood and People initiatives identified and confirmed in the Implementation Grant will commence.

## Union Square Implementation

8+ Years



- CNI Neighborhood Boundary
- Hospitals/Health Center
- School
- Community Center
- Government Buildings/Civic Services
- Shopping
- Grocery Store
- Community Garden
- Transportation
- Commercial Area

